



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Drayton Place Irthlingborough NN9 5TD Freehold Price £345,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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Offered to the market with no upward chain and situated in a cul-de-sac is this well presented four bedroomed modern detached property, with a beautifully presented south facing garden, converted garage and off road parking for 1/2 cars. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with built in appliances, utility room and converted garage. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility room, cloakroom, converted garage, master bedroom with en-suite shower room, three further bedrooms, family bathroom, garden to rear and driveway.

Enter via part glazed front door with side screen, to:

Entrance Hall

Stairs rising to first floor landing, doors to:

Lounge

16' 0" max. x 12' 10" max. (4.88m x 3.91m)

Bay window to front aspect, T.V. and internet points, radiator, coving to ceiling, door to:

Kitchen/Breakfast/Dining Room

18' 8" x 9' 6" (5.69m x 2.9m)(This measurement includes area occupied by kitchen units)

Kitchen/Breakfast Area

Fitted to comprise one and a half bowl stainless steel sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in double oven, induction hob, built-in dishwasher and fridge/freezer, breakfast bar with cupboards under, laminate flooring, window to rear aspect, spotlights to ceiling, radiator, under stairs cupboard/pantry.

Dining Area

Spotlights to ceiling, radiator, sliding patio door to rear aspect.

Utility Room

6' 1" x 5' 3" (1.85m x 1.6m)(This measurement includes area occupied by kitchen units)

Fitted to comprise a range of eye and base level units providing work surface, space for washing machine and tumble dryer, wall mounted gas boiler serving domestic hot water and central heating systems, window to side aspect, door to rear aspect, laminate flooring, spotlights to ceiling, door to:

Cloakroom

5' 2" x 5' 0" (1.57m x 1.52m)

Comprising low flush W.C., pedestal wash hand basin, heated towel rail, laminate flooring, extractor, window to side aspect.

Snug

16' 0" x 8' 4" max. narrowing to 6' 9" (4.88m x 2.54m)

Window to front aspect, spotlights to ceiling.

First Floor Landing

Loft access with fitted ladder and part boarded, airing cupboard housing water cylinder and shelving, doors to:

Master Bedroom

13' 0" x 9' 7" (3.96m x 2.92m)

Two windows to front aspect, radiator, spacious cupboard over stair bulkhead, walk-in wardrobe, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle with tiled walls, heated towel rail, vinyl flooring, window to side aspect.

Bedroom Two

9' 4" x 11' 2" including wardrobe (2.84m x 3.4m)

Window to rear aspect, radiator, built-in double wardrobe with sliding doors, T.V. point.

Bedroom Three

8' 8" x 7' 2" (2.64m x 2.18m)

Window to front aspect, radiator, T.V. point.

Bedroom Four

9' 3" max. x 7' 9" max. (2.82m x 2.36m) 'L' shaped

Window to rear aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, part tiled walls, vinyl flooring, heated towel rail, window to rear aspect.

Outside

Front - Lawn with border stocked with shrubs and bushes, outside light, side pedestrian access with metal gate, driveway providing off road parking for two cars.

Rear - Raised deck, steps down to paved patio and main lawn with mature apple tree, border stocked with flowers, shrubs, bushes and conifer, outside tap, two wooden sheds, enclosed by wooden panelled fencing. Garden measures approximately 65ft in length.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band D (£2,322 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

